



City of Seattle

Edward B. Murray, Mayor

Seattle Department of Construction and Inspections

Nathan Torgelson, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

Application Number: 3017473

Applicant Name: Thomas Woldendorp for Parkside Court, LLC

Address of Proposal: 6018 18th Avenue Southwest

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land in an environmentally critical area. Proposed parcel sizes are: Y) 6,059 sq. ft. and Z) 5,013 sq. ft.

The following approval is required:

Short Subdivision – to subdivide one parcel into two parcels of land.
(Seattle Municipal Code (SMC) Chapter 23.24)

BACKGROUND INFORMATION

Zoning: Single Family 5000 (SF 5000)

Uses on Site: None, property is vacant land.

Site Description

This 11,072 square foot (sq. ft.) project site is located in a SF 5000 zone in the Delridge neighborhood of West Seattle. The parcel is situated on the east side of 18th Avenue Southwest and the west side of 17th Avenue Southwest. The site is vacant land.

Vehicular access to the site is via 18th Avenue Southwest. The 18th Avenue Southwest right-of-way is a non-arterial street, improved with a paved roadway with no curbs, sidewalks or gutters. The project site also abuts 17th Avenue Southwest which is not improved and unopened adjacent to the site.

Existing vegetation consists of grass, brambles and several mature trees. The topography of the site slopes gradually 20' in a downward direction to the east along the 228' length of the lot. There is a mapped Environmentally Critical Area (ECA) wetland in the unopened portion of the

17th Avenue Southwest right-of-way, just east of the subject site's eastern property line. Consequently, a 60' wetland buffer extends into the subject property by approximately 52 to 55 feet. This eastern portion of the site is also identified as ECA-Wetland.

Surrounding property north, south, west and east of the proposal site are also zoned SF 5000. Existing development in the vicinity of the proposal consists of single family residences, a cluster housing development (Duwamish Co-housing Condominium) and the South Seattle Community Campus.

Proposal

The proposal is to subdivide one parcel of land to create two lots. Proposed parcel sizes are indicated in the summary above. Proposed Parcel Y will have direct vehicular and pedestrian access to 18th Avenue Southwest. Vehicular and pedestrian access to Parcel Z is planned to occur via an existing shared driveway easement abutting 18th Avenue Southwest. No vehicular or pedestrian is proposed to occur from 17th Avenue Southwest.

The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The public comment period for this project ended on August 31, 2014. The Seattle Department of Construction and Inspections (SDCI) received several written comments regarding this proposal, mostly concerning potential negative impacts to the wetland areas and existing mature trees.

ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, **the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:**

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or*

transfer of title of townhouse, rowhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Lowrise zones and for single-family dwelling units in Lowrise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;

8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*
 - b. *No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
 - c. *No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
 - d. *If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23.53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located or provide an access easement from the proposed new lot or lots to the alley that meets access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from Seattle DCI and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. As conditioned, the short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions.

This plat has been reviewed for conformance to the applicable provisions of SMC 25.09.240. A wetland has been identified in the 17th Avenue Southwest right-of-way, just east of the subject site's east boundary line. As noted above, a wetland buffer extends into the subject site. Consequently, the eastern area of the project site is mapped ECA wetland as defined in SMC 25.09. Thus, the property as a whole is subject to ECA review and the corresponding submittal standards. A topographic survey was submitted pursuant to 25.09.330 delineating the wetland, wetland buffer and boundaries of non-disturbance areas. An ECA covenant protecting non-disturbance areas was recorded with King County (KCR #20151006001146). A critical areas reconnaissance memo dated February 26, 2014 prepared by John Altmann, ecologist (Altmann

Oliver Associates, LLC) and wetland delineation report dated March 30, 2015 also prepared by the same ecologist was submitted to Seattle DCI. These reports were reviewed by Seattle DCI who concurred with the findings.

Several trees exist on project site; mainly disbursed at the eastern portion of the project site within the identified non-disturbance area. A total of three trees are located outside of the identified wetland buffer non-disturbance area. Some of the trees can be preserved, depending upon the location of any future construction, vehicular access, the extent of the root systems and the overall health of the trees. The applicant submitted two arborist reports prepared by Zsofia Pasztor, Certified Horticulturist, Arborist and Tree Risk Assessor (Zsofia Pasztor) dated December 18, 2014 and October of 2015. The arborist report included tree evaluation data, tree retention and removal data, and a tree inventory plan. Seattle DCI reviewed the arborist reports and concurs with the arborist's tree inventory, tree findings and recommendations. Seattle DCI reviewed the current proposed plat configuration submission to Seattle DCI and has determined that the proposed plat is designed to maximize the retention of existing trees. Future construction will be subject to the provisions of SMC 25.11.050 and 25.11.060 which sets forth exceptional tree determination and protection requirements on single family (SF 5000) lots.

The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION – SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Tami Garrett, Senior Land Use Planner _____ Date: April 18, 2016
Seattle Department of Construction and Inspections

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.